

2024 Brooks Township Popell River Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Use Code	Class	Rate Group 1	
19-24-220-035	4454 E POPELL DR	05/10/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$186,200	45.41	\$372,331	\$108,241	\$70,572	128.3	330.0	1.21	1.21	\$844	\$89,308	\$2.05	160.00	0011 488/6315			POPELL RIVER	6/27/2019	401		RIVER FRONTAGE	
19-24-220-043	4594 E POPELL DR	02/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$144,700	52.62	\$305,896	\$41,123	\$72,009	130.9	280.0	1.13	1.13	\$314	\$36,354	\$0.84	175.00	0011 487/5235	19-24-200-009		POPELL RIVER	6/27/2019	401		RIVER FRONTAGE	
Totals:						\$685,000	\$330,900		\$678,217	\$149,364	\$142,581	250.2		2.34	2.34													
								Sale. Ratio =>	48.31			Average			Average			Average										
								Std. Dev. =>	5.09			per FF=>	5576			per Net Acre=>	69,912.71			per SqFt=>	\$1.47							

2023 used: \$550 per FF  
 2024 use: \$575 per FF